

chris hamriding

lettings & estate agents



10 Guernsey Close, Congleton, CW12 3TL

Offers In The Region Of £360,000

Take a look at our fully guided HD video tour to witness everything great detached home has to offer!

Tucked away in the corner of a quiet and well regarded cul de sac, this attractive family home offers everything you could need for modern family life and really is in a fabulous location!

Inside the property you'll find well planned, clean accommodation across both floors with four bedrooms, two bathrooms, two reception rooms, a kitchen and a utility with cloaks. Outside are two lovely gardens and a driveway that leads to the useful garage. Of particular note is the rear garden that's accessed from both the utility room and via double doors from the dining room and enjoys a good degree of privacy!

A short walk will find you at the train station making this ideal for commuters. Just a few moments beyond the station is 'Hightown', a wonderful array of village shops catering for just about every need you may have! The local area of Mossley also gives access to beautiful countryside walks via the towpaths of the local canal. Great schools are also in easy reach making this the ideal family home.

Give the experts a call here at Chris Hamriding Estate Agents, we'd love to chat property and get you a viewing booked!

Entrance Hall

**Lounge 13'7" excluding bay x 12'2" (4.15m
excluding bay x 3.71m)**

Dining Room 9'10" x 9'1" (3.02m x 2.77m)

Kitchen 9'3" x 10'6" (2.83m x 3.21m)

Utility 4'9" x 3'10" (1.46m x 1.19m)

WC

Stairs and Landing

**Bedroom One 16'9" overall x 9'5" (5.12m overall x
2.88m)**

Ensuite 6'9" x 5'4" (2.08m x 1.65m)

Bedroom Two 9'0" x 11'3" (2.75m x 3.44m)

Bedroom Three 6'11" x 10'5" (2.12m x 3.2m)

Bedroom Four 7'6" x 7'3" (2.29m x 2.21m)

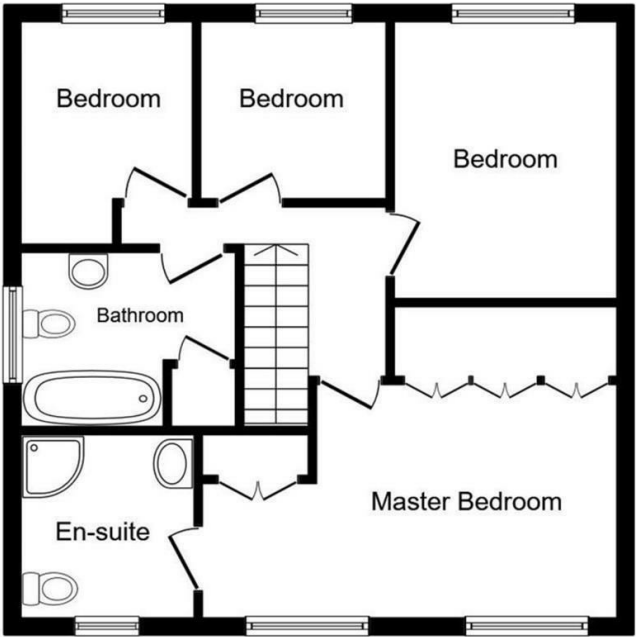
Bathroom 8'2" x 6'5" (2.49m x 1.97m)

Garage 15'10" x 8'2" (4.85m x 2.51m)

Floor Plan



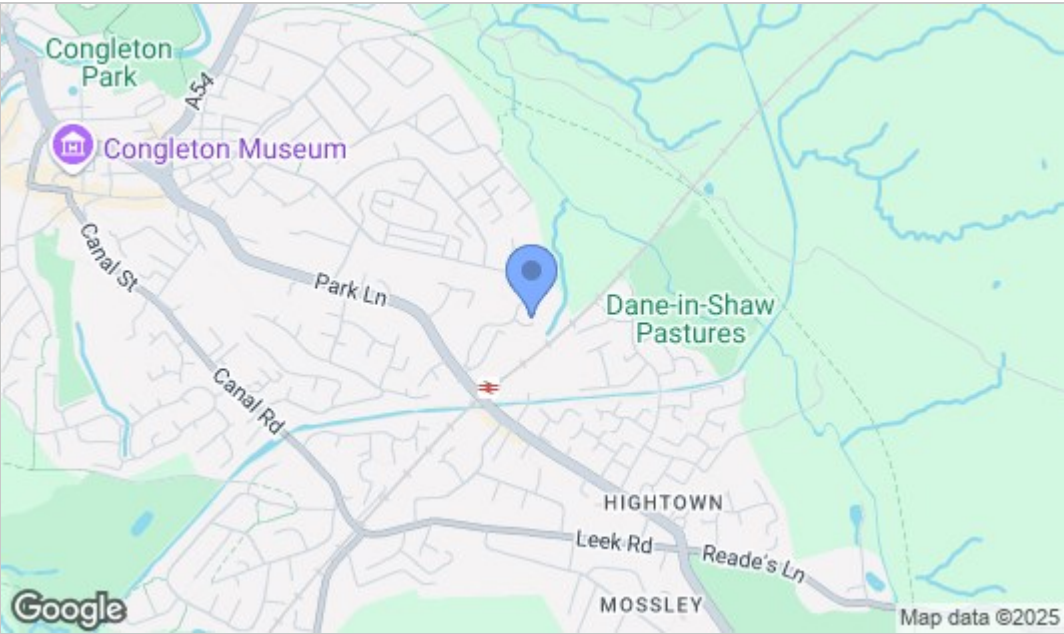
Ground Floor



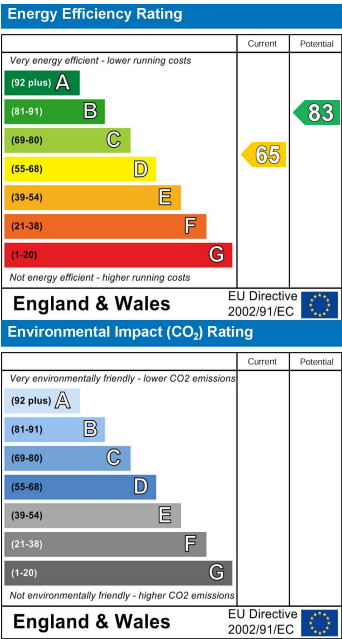
First Floor

Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

Area Map



Energy Efficiency Graph



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